

Street Blades:
 [1] 1580 Fitzgerald St NW at
 9530 Indian Beech Ave NW
 [2] 1550 Fitzgerald St NW at
 9530 Valencia Ave NW

OFFICE REGISTER OF DEEDS
 CABARRUS COUNTY, NC
 FILED FOR REGISTRATION ON THE
 DAY OF 20
 AT O'CLOCK AM
 AND REGISTERED IN RECORD BOOK
 NO. PAGE
 REGISTER OF DEEDS

PLAT REVIEW OFFICERS CERTIFICATE
 (as required by G.S. 47-30.2)

STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS
 I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY,
 CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION
 IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH
 CAROLINA GENERAL STATUTES FOR RECORDING.

11-14-2005 Jonathan Marshall by David Whitley
 DATE REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK VILLAGE, THE TERRACE
 MAP 2, SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

11/10/05 James H. Maoney Jr.
 DATE FINANCE DIRECTOR

CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION
 REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS
 BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED
 REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS
 COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

11-1-05 Maynard Hansen
 DATE DIR. OF DEVELOPMENT SERVICES
 11/10/05 Albert W. Brundage
 DATE CITY ATTORNEY

**CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM
 APPROVAL AND OTHER IMPROVEMENTS**

I, HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER
 AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED
 MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD
 AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE
 AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK
 SUBDIVISION.

11/10/05 Sue B. Hilde
 DATE DIR. OF ENGINEERING

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN
 AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION
 OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN
 OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING
 SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS,
 PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY
 INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS
 UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT
 I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE
 OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR
 COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED
 BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

10-27-05 Robert Burkett
 DATE ROBERT BURKETT OWNER

**CERTIFICATE OF ELECTRIC DISTRIBUTION
 SYSTEM APPROVAL**

I, HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM
 HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE
 MANNER AND IN ACCORDANCE WITH THE SUBDIVISION
 REGULATIONS OF THE CITY OF CONCORD IN THE VILLAGES
 AT MOSS CREEK SUBDIVISION.

DATE DIR. OF ELECTRIC SYSTEM

State of North Carolina
 County of CABARRUS

I, James H. Maoney, Jr. certify that this map was drawn under my supervision from an actual
 survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000
 ;that the boundaries not surveyed are shown by broken lines plotted from information found in
 documents of record as shown hereon; that this survey creates a subdivision of land within the
 area of a county or municipality that has an ordinance that regulates parcels of land; that this map
 was prepared in accordance with G.S. 47-30, as amended. Witness my original signature,
 registration number and seal this 29TH day of NOVEMBER, 2004.

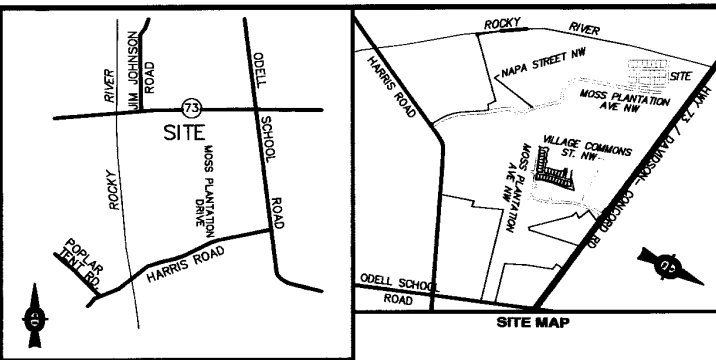
James H. Maoney Jr.
 Professional Land Surveyor
 Registration Number L-3885

On corner lots, the address will
 be issued at the time the zoning
 permit is issued. Just indicate
 the name of the plat and the lot
 number on the zoning
 application.



REVISIONS
 10-25-05 PER PLANNING COMMENTS

RECORD PLAT SHOWING					
MOSS CREEK VILLAGE THE TERRACE AT MOSS CREEK, MAP 4 TOWNSHIP #3, CITY OF CONCORD CABARRUS COUNTY, NC					
OWNER: J&B DEVELOPMENT AND MANAGEMENT, INC 9179 DAVIDSON HWY., CONCORD, NC 28027 PHONE 704-782-7800					
JAMES MAUNEY & ASSOCIATES, P.A. PROFESSIONAL SURVEYORS 18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031 TEL: 704-987-3862 - FAX: 704-987-3863					
CREW	DRAWN	REVISED	SCALE	DATE	JOB
DP	JM		1"=60'	09-10-2005	1232
					F186



VICINITY MAP

LEGEND

- PSDE PUBLIC STORM DRAINAGE EASEMENT
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- M.B.L. MINIMUM BUILDING LINE
- S.T.E. SIGHT TRIANGLE EASEMENT
- RY REAR YARD
- COS COMMON OPEN SPACE
- CM CONTROL CORNER
- LOT LINE/PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK/YARD LINE
- PROPERTY CORNER
- CONCRETE MONUMENT
- NGCS MONUMENT

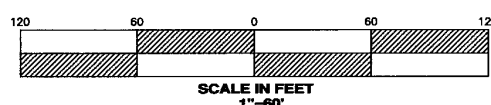
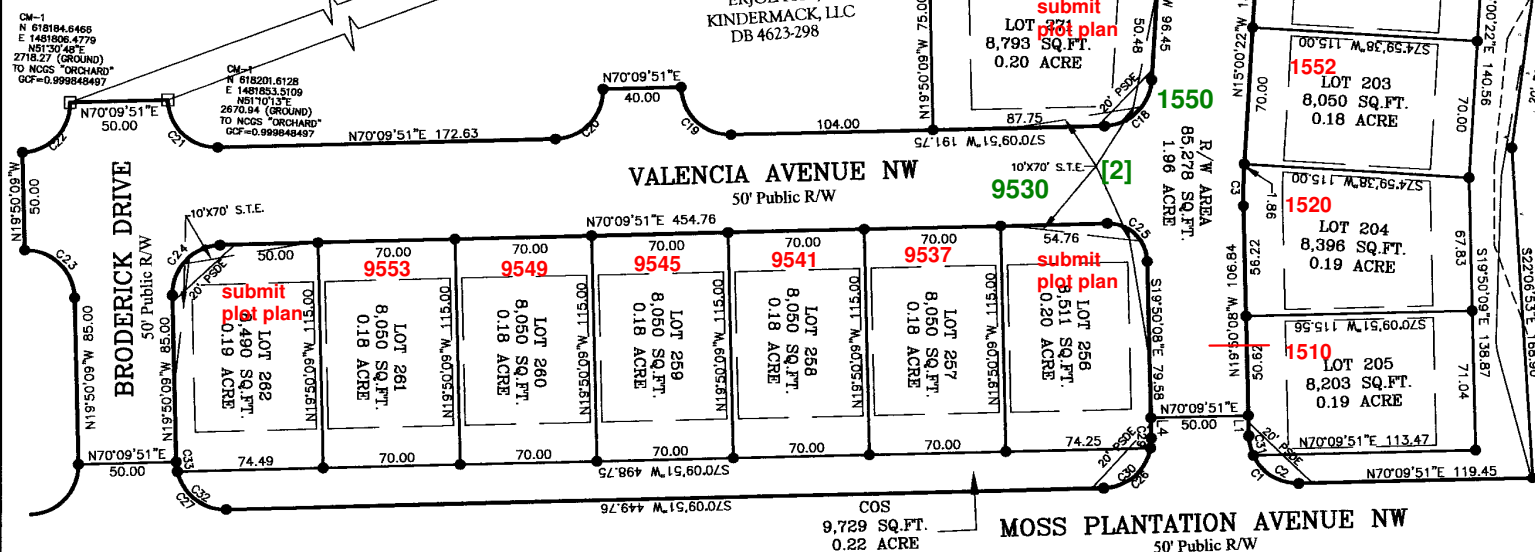
LINE	LENGTH	BEARING
L1	10.42	N19°50'09"W
L2	26.94	N83°16'29"E
L3	28.58	N83°16'29"E
L4	10.42	N19°50'09"W

CURVE	LENGTH	RADIUS	CHORD	DIST.
C1	39.27	25.00	S64°50'09"E	35.36
C2	28.98	25.00	S76°37'30"E	27.39
C3	19.46	229.00	S17°26'24"E	19.45
C4	4.05	1075.00	S14°53'53"E	4.05
C5	76.01	1075.00	S12°45'52"E	75.99
C6	75.86	1075.00	S08°43'02"E	75.84
C7	23.26	475.00	N08°07'41"W	23.26
C8	15.00	475.00	N19°28'10"W	15.00
C9	65.83	475.00	N15°18'41"W	65.78
C10	65.84	475.00	N23°15'11"W	65.79
C11	31.14	475.00	N28°06'07"W	31.13
C12	33.22	20.00	N39°41'43"E	29.53
C13	31.59	20.00	N51°28'37"W	28.41
C14	2.71	1125.00	S06°43'33"E	2.71
C15	68.19	1125.00	S08°31'51"E	68.18
C16	69.85	1125.00	S12°02'45"E	69.84
C17	23.41	1125.00	S14°25'14"E	23.41
C18	37.16	25.00	N27°34'45"E	33.83
C19	39.27	25.00	S64°50'09"E	35.36
C20	39.27	25.00	N25°09'51"E	35.36
C21	39.27	25.00	S64°50'09"E	35.36
C22	39.27	25.00	N25°09'51"E	35.36
C23	39.27	25.00	N64°50'09"W	35.36
C24	39.27	25.00	S25°09'51"W	35.36
C25	31.42	20.00	N64°50'09"W	28.28
C26	39.27	25.00	N25°09'51"E	35.36
C27	39.27	25.00	S64°50'09"E	35.36
C29	5.03	25.00	N1°04'02"W	5.03
C30	34.24	25.00	N30°55'58"E	31.62
C31	10.29	25.00	S31°37'30"E	10.22
C32	34.24	25.00	S70°36'14"E	31.62
C33	5.03	25.00	S25°36'26"E	5.03

NOTES

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300 EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. PART 4671975792
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194 DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37, DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE. ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

CENTERLINE STREET DISTANCES
 VALENCIA AVENUE NW = 601'
 FITZGERALD STREET NW = 799'
 INDIAN BEECH AVENUE NW = 175'
 BRODERICK DRIVE=185'



SCALE IN FEET
 1"=60'

